



General Assembly

**Amendment**

February Session, 2006

LCO No. 5595

\*HB0509305595SD0\*

Offered by:

SEN. DAILY, 33<sup>rd</sup> Dist.

REP. STAPLES, 96<sup>th</sup> Dist.

To: Subst. House Bill No. 5093

File No. 558

Cal. No. 510

**(As Amended by House Amendment Schedule "A")**

**"AN ACT CONCERNING PROPERTY TAX RELIEF FOR CERTAIN ELDERLY HOMEOWNERS."**

1 After the last section, add the following and renumber sections and  
2 internal references accordingly:

3 "Sec. 501. Section 12-62 of the general statutes is repealed and the  
4 following is substituted in lieu thereof (*Effective from passage and*  
5 *applicable to assessment years commencing on or after October 1, 2006*):

6 [(a) (1) Commencing October 1, 1997, the assessor or board of  
7 assessors of each town shall revalue all of the real estate in their  
8 respective municipalities for assessment purposes in accordance with  
9 the provisions of subsection (b) of this section. The assessments  
10 derived from each such revaluation shall be used for the purpose of  
11 levying property taxes in such municipality in the assessment year in  
12 which such revaluation becomes effective and in each assessment year

13 thereafter until the next succeeding revaluation in accordance with the  
14 provisions of subsection (b) of this section. In the performance of these  
15 duties, except in any municipality where there is a single assessor, at  
16 least two of the assessors shall act together and all valuations shall be  
17 separately approved by a majority of the assessors.

18 (2) The assessor or board of assessors of each town shall view by  
19 physical inspection all of the real estate in their respective  
20 municipalities for assessment purposes within the period of time  
21 provided in subdivision (3) of this subsection.

22 (3) An assessor shall have fulfilled the requirement to view by  
23 physical inspection if a physical inspection of a property has been  
24 made at any time from June 27, 1997, to October 1, 2009, inclusive, and  
25 thereafter, the assessor or board of assessors shall view by physical  
26 inspection each parcel of real estate no later than ten years following  
27 the preceding inspection.

28 (b) The assessor or board of assessors of each town shall revalue all  
29 of the real estate in their respective municipalities not later than five  
30 years after the last revaluation conducted in each municipality, except  
31 as provided in section 12-62l. In carrying out the provisions of this  
32 subsection, any municipality which last effected revaluation by  
33 statistical means shall effect its next revaluation by physical inspection  
34 provided in no case shall a physical inspection be required more than  
35 once every ten years. In carrying out the provisions of this subsection,  
36 any municipality which last effected revaluation by physical inspection  
37 may effect its next revaluation by statistical means.

38 (c) During the conduct of any revaluation in accordance with this  
39 section in any municipality and during a period of not less than twelve  
40 months immediately following the date on which such revaluation  
41 becomes effective, any criteria, guidelines, price schedules or statement  
42 of procedures used in such revaluation by the assessors or any  
43 revaluation company shall be available for public inspection in the  
44 assessor's office in such municipality in the manner provided for

45 public records in subsection (a) of section 1-210. Any such criteria,  
46 guidelines, price schedules or statement of procedures shall continue  
47 to be available for public inspection until the next revaluation of real  
48 property becomes effective. The provisions of this subsection shall be  
49 applicable to any such criteria, guidelines, price schedules or statement  
50 of procedures placed on file in such assessor's office on or after  
51 October 1, 1996.

52 (d) (1) Written notice of the implementation of a revaluation shall be  
53 filed by the chief executive officer of the municipality with the  
54 Secretary of the Office of Policy and Management. Such notice shall be  
55 filed not later than five business days following the date on which final  
56 action with respect to the establishment of a mill rate for the revalued  
57 grand list is taken. Any municipality which fails to comply with the  
58 provisions of this section shall forfeit ten per cent of the total amount  
59 of state grants-in-aid determined by statutory formula, as of the date  
60 certification of payment is required to be made to such municipality,  
61 for the fiscal year next following the October first assessment date on  
62 which the required revaluation was not implemented. Such forfeit  
63 shall be based upon the state grants-in-aid which are included in the  
64 estimate prepared by the Secretary of the Office of Policy and  
65 Management pursuant to section 4-71b. For each succeeding  
66 assessment year in which the provisions of this section are not met,  
67 such municipality shall forfeit ten per cent of such state grants-in-aid.  
68 If the secretary determines that such a forfeit is required, he shall cause  
69 the certification made to the State Comptroller for each such grant-in-  
70 aid to the municipality, to reflect the amount of reduction in such  
71 grant-in-aid.

72 (2) The secretary may waive such forfeit if, in his opinion, there  
73 appears to be reasonable cause for the municipality not having  
74 implemented a revaluation as required, provided the chief executive  
75 officer of the municipality submits a written request for such waiver.  
76 Such request shall include the reason for the failure of the municipality  
77 to comply with the provisions of this section. The secretary shall  
78 promptly consider such request and shall, within fifteen business days,

79 notify the municipality of his decision to grant or deny a waiver of the  
80 forfeit. Reasonable cause shall include, (A) a postponement of a  
81 revaluation in any town or city, provided such postponement is  
82 allowed by the secretary in accordance with the provisions of section  
83 12-117, or is ordered by the superior court for the judicial district in  
84 which the municipality is located, (B) a postponement of a revaluation  
85 in any town or city as the result of the existence of extraordinary  
86 circumstances or an act of God, (C) failure on the part of any person or  
87 organization performing such revaluation under contract to complete  
88 contractual duties to the satisfaction of the municipality, (D) the death  
89 or serious illness of the assessor during the conduct of a revaluation,  
90 which results in a delay of its implementation, or (E) an agreement  
91 entered into pursuant to subdivision (3) of this subsection. No more  
92 than one waiver shall be granted pursuant to subparagraph (E) of this  
93 subdivision.

94 (3) If a municipality is unable to implement a revaluation in the  
95 assessment year as required by this section for any reason other than  
96 for reasonable cause as described in subparagraphs (A) to (D),  
97 inclusive, of subdivision (2) of this subsection, the chief executive  
98 officer of the municipality may submit a written request to the  
99 Secretary of the Office of Policy and Management to enter into an  
100 agreement with the Office of Policy and Management with respect to  
101 the implementation of such revaluation. The municipality may request  
102 such agreement no earlier than six months prior to and no later than  
103 the October first assessment date which the required revaluation  
104 would have affected. The secretary may enter into no more than one  
105 agreement with any municipality and only if such municipality has  
106 shown good faith efforts toward implementing such revaluation. Such  
107 agreement shall establish conditions to be met by the municipality in  
108 order to qualify for a waiver of the penalty imposed under subdivision  
109 (1) of this subsection. Such conditions shall include, but not be limited  
110 to, (A) dates upon which specific aspects of the revaluation shall be  
111 completed, (B) an agreement by the municipality to implement,  
112 maintain or update a computer system for the purpose of conducting

113 future revaluations, (C) an agreement that the municipality will not  
114 seek an authorization from the Office of Policy and Management to  
115 assess all real estate according to the list in effect immediately prior to  
116 the list to which such revaluation applies pursuant to subsection (b) of  
117 section 12-117, (D) a date specific by which a contract must be entered  
118 into for conducting the next statutorily required revaluation, and (E)  
119 quarterly updates to the secretary on the progress of the revaluation.  
120 The dates of such conditions may extend beyond the date of the  
121 implementation of the revaluation for which the agreement is  
122 requested. Notwithstanding a waiver issued under subdivision (2) of  
123 this subsection, the secretary may, upon a review of the totality of the  
124 circumstances, cause the municipality to forfeit a percentage of the  
125 total amount of state grants-in-aid determined by statutory formula  
126 which are included in the estimate prepared by the Secretary of the  
127 Office of Policy and Management pursuant to section 4-71b. If one  
128 condition of the agreement is not met by a municipality, the amount  
129 forfeited shall be one per cent of the total amount of such state grants-  
130 in-aid as of the date the condition was not met. If more than one  
131 condition of the agreement is not met by a municipality, the amount  
132 forfeited may be up to ten per cent of the such state grants-in-aid as  
133 determined by the secretary.

134 (e) Any assessor required to view by physical observation or to  
135 revalue all real estate in a municipality by the provisions of this section  
136 may designate a revaluation company certified in accordance with  
137 section 12-2b to view and evaluate or to evaluate, pursuant to a  
138 methodology approved by such assessor, all or any portion of such  
139 real estate, provided nothing in this subsection shall relieve any  
140 assessor of any other requirement relating to such revaluation imposed  
141 by any provisions of the general statutes, any public or special act or  
142 any municipal charter.

143 (f) The assessor or board of assessors shall send written notice by  
144 mail of each revaluation conducted pursuant to this section to each  
145 person whose property was revalued. Such notice shall include  
146 information describing the property owner's rights to appeal the

147 valuation of his property, including the manner in which an appeal  
148 may be filed with the board of assessment appeals. The written notice  
149 shall be mailed no earlier than the assessment date and no later than  
150 the tenth calendar day immediately following the date on which the  
151 grand list abstract is signed and attested to by the assessor or board of  
152 assessors. The assessor or board of assessors may require the  
153 revaluation company to send such written notice on behalf of the  
154 assessor or board of assessors.

155 (g) Notwithstanding the provisions of subparagraph (B) of  
156 subdivision (1) of subsection (a) of this section any town which has  
157 entered into an agreement to conduct a physical revaluation for a  
158 contiguous town and which levies real property taxes on the basis of a  
159 revaluation that was implemented for the assessment year  
160 commencing October 1, 1987, shall for the assessment year  
161 commencing October 1, 1999, revalue all such real property by  
162 physical observation.

163 (h) (1) Nothing in this section shall be construed as prohibiting a  
164 town from electing to effect a revaluation of real estate earlier than the  
165 year of next revaluation, as designated in subsection (b) of this section.

166 (2) On and after October 1, 2002, a town electing to effect its next  
167 revaluation earlier than required pursuant to subsection (b) of this  
168 section shall effect its next subsequent revaluation on the assessment  
169 date that is four years after the date provided in said subsection (b)  
170 which date is applicable to the revaluation which is being effected  
171 earlier.

172 (i) Notwithstanding any municipal charter, home rule ordinance or  
173 special act, no municipality shall be required to revalue the real estate  
174 in such municipality for assessment purposes prior to the year of next  
175 revaluation as designated in subsection (b) of this section.

176 (j) This section shall not require the revaluation of real estate (1)  
177 designated within the 1983 Settlement boundary and taken into trust  
178 by the federal government for the Mashantucket Pequot Tribal Nation

179 before June 8, 1999, or (2) taken into trust by the federal government  
180 for the Mohegan Tribe of Indians of Connecticut.

181 (k) (1) As used in this subsection: "Coefficient of dispersion",  
182 "commercial property", "market sale", "median ratio", "price related  
183 differential", "property class", "ratio", "residential property" and  
184 "vacant land" have the same meanings as the definitions of those terms  
185 in the regulations adopted under section 12-62i.

186 (2) Notwithstanding the provisions of this section, a town shall be  
187 exempt from performing its next scheduled revaluation if, as of the  
188 date that calculations pursuant to this subsection are performed: (A)  
189 The overall level of assessment for all property classes is within plus or  
190 minus ten per cent of the seventy per cent assessment ratio required  
191 under subsection (b) of section 12-62a, as measured by the overall  
192 median ratio; (B) the level of assessment for each property class for  
193 which there are fifteen or more market sales is within plus or minus  
194 five per cent of the median overall level of assessment for each such  
195 property class; (C) the coefficient of dispersion for each property class  
196 for which there are fifteen or more market sales is equal to or less than  
197 (i) fifteen per cent for all property; (ii) fifteen per cent for residential  
198 property; (iii) twenty per cent for commercial property; and (iv) twenty  
199 per cent for vacant land; and (D) the price related differential for each  
200 property class for which there are fifteen or more market sales is  
201 within 0.98 and 1.03. The provisions of this subsection shall terminate  
202 on October 1, 2007, and shall not apply to any revaluation scheduled to  
203 be implemented on or after said date.

204 (3) In order to claim exemption under this subsection from the  
205 requirement to implement a revaluation pursuant to subsection (b) of  
206 this section, a town shall perform the calculations required by this  
207 subsection not earlier than April second and not later than April tenth  
208 of the calendar year preceding the October first assessment date on  
209 which such revaluation pursuant to subsection (b) of this section is  
210 required to be effective, except that a town scheduled to implement a  
211 revaluation on October 1, 2003, may perform such calculations not

212 later than thirty days after May 9, 2002. Such calculations shall be  
213 based on market sales that occurred between October first of the  
214 previous calendar year and April first of the calendar year in which  
215 such calculations are performed, provided if the total number of  
216 market sales occurring in said period is less than thirty, the time period  
217 prior to said October first shall be extended in monthly increments  
218 until the number of market sales is equal to or greater than thirty, but  
219 in no event shall such time period be extended for more than twelve  
220 months prior to said October first. The assessor may adjust the sales  
221 price of any property to take into account: (A) The fact that the  
222 property sold is subject to a lease that does not represent market rent,  
223 as defined in section 12-63b; (B) the inclusion of personal property in  
224 the price paid for real property that was sold; or (C) any other factor  
225 the assessor deems appropriate provided there is objective criteria  
226 substantiating any such adjustment and the reason for such adjustment  
227 is documented by the assessor. In the event the time period is extended  
228 under the provisions of this subsection, the assessor may also adjust  
229 the sales price of any property sale occurring in said extended time  
230 period to take into account the effect of a price change in the real estate  
231 market between the date of sale and the date such calculations are  
232 performed. Information concerning such market sales and the  
233 statistical analyses of such sales shall be available for public inspection  
234 for not less than one year from the date a town certifies its exemption  
235 from the requirement to implement its next scheduled revaluation,  
236 provided the Secretary of the Office of Policy and Management does  
237 not rescind such exemption, pursuant to section 12-62k.

238 (4) Any town that meets the criteria set forth in this subsection shall,  
239 not later than five days after the calculations required by this  
240 subsection are performed, certify its exemption from the requirement  
241 to implement its next scheduled revaluation pursuant to subsection (b)  
242 of this section to the Secretary of the Office of Policy and Management.  
243 Such certification shall be signed by the chief executive officer and the  
244 assessor and filed in their respective offices and shall specify the  
245 assessment date to which such exemption applies. The certification



submitted to the secretary shall be accompanied by documentation of the town's compliance with the criteria delineated in this subsection, in such form and manner as the secretary may require. Such documentation shall include, but not be limited to: (A) Information concerning all sales of real property for each property class that occurred during the time period encompassed by the town's analyses; (B) information concerning the market sales used in the analysis for each property class during such time period; (C) documentation concerning the reason used by the assessor to adjust the sales price of each property and the dollar amount of the adjustment; (D) documentation of the reason for not including a real property sale in the analysis of any property class; and (E) the results of each of the applicable calculations described in subdivision (2) of this subsection. Each town that certifies an exemption from the requirement to implement a revaluation pursuant to this subsection shall cooperate with the secretary or the committee established pursuant to section 12-62k in promptly providing any information the secretary or the committee may require. A copy of the certification of a town's exemption from the requirement to implement its next scheduled revaluation, as submitted to the secretary, shall be provided to the town clerk of the town, who shall record such certification on the land records. In the event the secretary rescinds such exemption, the secretary's notice rescinding the town's revaluation exemption certification shall be recorded on the land records.]

(a) As used in this chapter:

(1) "Assessor" means the person responsible for establishing property assessments for purposes of a town's grand list and includes a board of assessors;

(2) "Field review" means the process by which an assessor, a member of an assessor's staff or person designated by an assessor examines each parcel of real property in its neighborhood setting, compares observable attributes to those listed on such parcel's corresponding property record, makes any necessary corrections based

279 on such observation and verifies that such parcel's attributes are  
280 accounted for in the valuation being developed for a revaluation;

281 (3) "Full inspection" or "fully inspect" means to measure or verify  
282 the exterior dimensions of a building or structure and to enter and  
283 examine the interior of such building or structure in order to observe  
284 and record or verify the characteristics and conditions thereof,  
285 provided permission to enter such interior is granted by the property  
286 owner or an adult occupant;

287 (4) "Real property" means all the property described in section 12-  
288 64;

289 (5) "Revaluation" or "revalue" means to establish the present true  
290 and actual value of all real property in a town as of a specific  
291 assessment date;

292 (6) "Secretary" means the Secretary of the Office of Policy and  
293 Management, or said secretary's designee; and

294 (7) "Town" means any town, consolidated town and city or  
295 consolidated town and borough.

296 (b) (1) Commencing October 1, 2006, each town shall implement a  
297 revaluation not later than the first day of October that follows, by five  
298 years, the October first assessment date on which the town's previous  
299 revaluation became effective, provided, a town that opted to defer a  
300 revaluation, pursuant to section 12-62l, shall implement a revaluation  
301 not later than the first day of October that follows, by five years, the  
302 October first assessment date on which the town's deferred revaluation  
303 became effective. The town shall use assessments derived from each  
304 such revaluation for the purpose of levying property taxes for the  
305 assessment year in which such revaluation is effective and for each  
306 assessment year that follows until the ensuing revaluation becomes  
307 effective.

308 (2) When conducting a revaluation, an assessor shall use generally

309 accepted mass appraisal methods which may include, but need not be  
310 limited to, the market sales comparison approach to value, the cost  
311 approach to value and the income approach to value. Prior to the  
312 completion of each revaluation, the assessor shall conduct a field  
313 review. Except in a town that has a single assessor, the members of the  
314 board of assessors shall approve, by majority vote, all valuations  
315 established for a revaluation.

316 (3) An assessor, member of an assessor's staff or person designated  
317 by an assessor may, at any time, fully inspect any parcel of improved  
318 real property in order to ascertain or verify the accuracy of data listed  
319 on the assessor's property record for such parcel. Except as provided in  
320 subdivision (4) of this subsection, the assessor shall fully inspect each  
321 such parcel once in every ten assessment years, provided, if the full  
322 inspection of any such parcel occurred in an assessment year  
323 preceding that commencing October 1, 1996, the assessor shall fully  
324 inspect such parcel not later than the first day of October of 2009, and  
325 shall thereafter fully inspect such parcel in accordance with this  
326 section. Nothing in this subsection shall require the assessor to fully  
327 inspect all of a town's improved real property parcels in the same  
328 assessment year and in no case shall an assessor be required to fully  
329 inspect any such parcel more than once during every ten assessment  
330 years.

331 (4) An assessor may, at any time during the period in which a full  
332 inspection of each improved parcel of real property is required, send a  
333 questionnaire to the owner of such parcel to (A) obtain information  
334 concerning the property's acquisition, and (B) obtain verification of the  
335 accuracy of data listed on the assessor's property record for such  
336 parcel. An assessor shall develop and institute a quality assurance  
337 program with respect to responses received to such questionnaires. If  
338 satisfied with the results of said program concerning such  
339 questionnaires, the assessor may fully inspect only those parcels of  
340 improved real property for which satisfactory verification of data  
341 listed on the assessor's property record has not been obtained and is  
342 otherwise unavailable. The full inspection requirement in subdivision

343 (3) of this subsection shall not apply to any parcel of improved real  
344 property for which the assessor obtains satisfactory verification of data  
345 listed on the assessor's property record.

346 (c) The following shall be available for public inspection in the  
347 assessor's office, in the manner provided for access to public records in  
348 subsection (a) of section 1-210 of the 2006 supplement to the general  
349 statutes, not later than the date written notices of real property  
350 valuations are mailed in accordance with subsection (f) of this section:  
351 (1) Any criteria, guidelines, price schedules or statement of procedures  
352 used in such revaluation by the assessor or by any revaluation  
353 company that the assessor designates to perform mass appraisal or  
354 field review functions, all of which shall continue to be available for  
355 public inspection until the town's next revaluation becomes effective;  
356 and (2) a compilation of all real property sales in each neighborhood  
357 for the twelve months preceding the date on which each revaluation is  
358 effective, the selling prices of which are representative of the fair  
359 market values of the properties sold, which compilation shall continue  
360 to be available for public inspection for a period of not less than twelve  
361 months immediately following a revaluation's effective date.

362 (d) (1) The chief executive officer of a town shall notify the Secretary  
363 of the Office of Policy and Management that the town is effecting a  
364 revaluation by sending a written notice to the secretary not later than  
365 thirty days after the date on which such town's assessor signs a grand  
366 list that reflects assessments of real property derived from a  
367 revaluation. Any town that fails to effect a revaluation for the  
368 assessment date required by this section shall be subject to a penalty  
369 effective for the fiscal year commencing on the first day of July  
370 following such assessment date, and continuing for each successive  
371 fiscal year in which the town fails to levy taxes on the basis of such  
372 revaluation, provided the secretary shall not impose such penalty with  
373 respect to any assessment year in which the provisions of subsection  
374 (b) of section 12-117, as amended by this act, are applicable. Such  
375 penalty shall be the forfeit of the amount otherwise allocable to such  
376 town pursuant to section 7-536, and the loss of fifty per cent of the

377 amount of the grant that is payable to such town pursuant to sections  
378 3-55i, 3-55j and 3-55k of the 2006 supplement to the general statutes.  
379 Upon imposing said penalty, the secretary shall notify the chief  
380 executive officer of the amount of the town's forfeiture for said fiscal  
381 year and that the secretary's certification to the State Comptroller for  
382 the payments of such grant in said year shall reflect the required  
383 reduction.

384 (2) The secretary may waive such penalty if, in the secretary's  
385 opinion, there appears to be reasonable cause for the town not having  
386 implemented a revaluation for the required assessment date, provided  
387 the chief executive officer of the town submits a written request for  
388 such waiver. Reasonable cause shall include: (A) An extraordinary  
389 circumstance or an act of God, (B) the failure on the part of any  
390 revaluation company to complete its contractual duties in a time and  
391 manner allowing for the implementation of such revaluation, and  
392 provided the town imposed the sanctions for such failure provided in  
393 a contract executed with said company, (C) the assessor's death or  
394 incapacitation during the conduct of a revaluation, which results in a  
395 delay of its implementation, or (D) an order by the superior court for  
396 the judicial district in which the town is located postponing such  
397 revaluation, or the potential for such an order with respect to a  
398 proceeding brought before said court. The chief executive officer shall  
399 submit such written request to the secretary not earlier than thirty  
400 business days after the date on which the assessor signs a grand list  
401 that does not reflect real property assessments based on values  
402 established for such required revaluation, and not later than thirty  
403 days preceding the July first commencement date of the fiscal year in  
404 which said penalty is applicable. Such request shall include the reason  
405 for the failure of the town to comply with the provisions of subsection  
406 (b) of this section. The chief executive officer of such town shall  
407 promptly provide any additional information regarding such failure  
408 that the secretary may require. Not later than sixty days after receiving  
409 such request and any such additional information, the secretary shall  
410 notify the chief executive officer of the secretary's decision to grant or

411 deny the waiver requested, provided the secretary may delay a  
412 decision regarding a waiver related to a potential court order until not  
413 later than sixty days after the date such court renders the decision. The  
414 secretary shall not grant a penalty waiver under the provisions of this  
415 subsection with respect to consecutive years unless the General  
416 Assembly approves such action.

417 (e) When conducting a revaluation, an assessor may designate a  
418 revaluation company certified in accordance with section 12-2b to  
419 perform property data collection, analysis of such data and any mass  
420 appraisal valuation or field review functions, pursuant to a method or  
421 methods the assessor approves, and may require such company to  
422 prepare and mail the valuation notices required by subsection (f) of  
423 this section, provided nothing in this subsection shall relieve any  
424 assessor of any other requirement relating to such revaluation imposed  
425 by any provisions of the general statutes, any public or special act, the  
426 provisions of any municipal charter that are not inconsistent with the  
427 requirements of this section, or any regulations adopted pursuant to  
428 subsection (g) of this section.

429 (f) Not earlier than the assessment date that is the effective date of a  
430 revaluation and not later than the tenth calendar day immediately  
431 following the date on which the grand list for said assessment date is  
432 signed, the assessor shall mail a written notice to the last-known  
433 address of the owner of each parcel of real property that was revalued.  
434 Such notice shall include the valuation of such parcel as of said  
435 assessment date and the valuation of such parcel in the last-preceding  
436 assessment year, and shall provide information describing the  
437 property owner's rights to appeal the valuation established for said  
438 assessment date, including the manner in which an appeal may be  
439 filed with the board of assessment appeals.

440 (g) The secretary shall adopt regulations, in accordance with the  
441 provisions of chapter 54, which an assessor shall use when conducting  
442 a revaluation. Such regulations shall include (1) provisions governing  
443 the management of the revaluation process, including, but not limited

444 to, the method of compiling and maintaining property records,  
445 documenting the assessment year during which a full inspection of  
446 each parcel of improved real property occurs, and the method of  
447 determining real property sales data in support of the mass appraisal  
448 process, and (2) provisions establishing criteria for measuring the level  
449 and uniformity of assessments generated from a revaluation, provided  
450 such criteria shall be applicable to different classes of real property  
451 with respect to which a sufficient number of property sales exist.  
452 Certification of compliance with not less than one of said regulatory  
453 provisions shall be required for each revaluation and the assessor shall,  
454 not later than the date on which the grand list reflecting assessments of  
455 real property derived from a revaluation is signed, certify to the  
456 secretary and the chief executive officer, in writing, that the  
457 revaluation was conducted in accordance with said regulatory  
458 requirement. Any town effecting a revaluation with respect to which  
459 an assessor is unable to certify such compliance shall be subject to the  
460 penalty provided in subsection (d) of this section. In the event the  
461 assessor designates a revaluation company to perform mass appraisal  
462 valuation or field review functions with respect to a revaluation, the  
463 assessor and the employee of said company responsible for such  
464 function or functions shall jointly sign such certification. The assessor  
465 shall retain a copy of such certification and any data in support thereof  
466 in the assessor's office. The provisions of subsection (c) of this section  
467 concerning the public inspection of criteria, guidelines, price schedules  
468 or statement of procedures used in a revaluation shall be applicable to  
469 such certification and supporting data.

470 (h) This section shall not require the revaluation of real property (1)  
471 designated within the 1983 Settlement boundary and taken into trust  
472 by the federal government for the Mashantucket Pequot Tribal Nation  
473 before June 8, 1999, or (2) taken into trust by the federal government  
474 for the Mohegan Tribe of Indians of Connecticut.

475 Sec. 502. Section 12-62c of the general statutes is repealed and the  
476 following is substituted in lieu thereof (*Effective from passage and*  
477 *applicable to assessment years commencing on or after October 1, 2006*):

478       [(a) Any municipality may, with respect to the assessment list in  
479 such municipality in a year in which a revaluation becomes effective,  
480 as required under section 12-62, for the assessment years commencing  
481 on or after October 1, 1987, by vote of its legislative body provide for a  
482 gradual increase in assessed values of real property for purposes of  
483 property tax, commencing with the year in which such revaluation  
484 becomes effective and continuing for a certain number of years as  
485 elected by such municipality, not exceeding three years immediately  
486 following the year of such revaluation. Such gradual increase in  
487 assessed values shall be the result of incremental increases in the rate  
488 of assessment of real property, to be added as provided in subsection  
489 (b) of this section to the assessment ratio determined under section 10-  
490 261a for the year immediately preceding revaluation in such  
491 municipality.

492       (b) Upon electing to increase assessed values in the manner allowed  
493 in this section, there shall be determined, with respect to said  
494 assessment ratio for the year immediately preceding such revaluation,  
495 the difference between the assessment rate at seventy per cent of  
496 present true and actual value, as required under subsection (b) of  
497 section 12-62a, and said ratio of assessed value of real property to fair  
498 market value in the year immediately preceding revaluation for such  
499 municipality. Such difference shall represent the portion of the  
500 assessment rate at seventy per cent to be added to said ratio for such  
501 municipality in attaining the required assessment rate of seventy per  
502 cent of present true and actual value. Such amount shall be added to  
503 said ratio in equal increments, as determined in accordance with this  
504 subsection, over the number of years elected by such municipality,  
505 provided the total number of years for such purpose may not exceed  
506 four years including the year of such revaluation. For the purposes of  
507 this subsection, increments shall be considered equal if such  
508 increments are equal (1) in terms of the absolute amount of the  
509 increase in the assessment ratio for each of the years of such gradual  
510 increase in assessed value or (2) in terms of the percentage of increase  
511 in the assessment ratio from year to year which is applicable to such



512 gradual increase in assessed value, for each year of the term of such  
513 gradual increase in assessed value.

514 (c) In a municipality which has adopted the assessment procedure  
515 allowed in this section, new construction which is first assessed for  
516 purposes of property tax, after the assessment date on which such  
517 revaluation becomes effective but before the assessment rate has been  
518 increased to seventy per cent of present true and actual value, shall be  
519 assessed initially at the rate applicable in the procedure as adopted by  
520 such municipality at the time of such initial assessment, and thereafter  
521 at the rate of assessment applicable with respect to all real property on  
522 the assessment list in such municipality.]

523 (a) (1) A town implementing a revaluation of all real property may  
524 phase in a real property assessment increase resulting from such  
525 revaluation, by requiring the assessor to gradually increase the  
526 assessment or the rate of assessment applicable to such property in the  
527 assessment year preceding that in which the revaluation is  
528 implemented, in accordance with one of the methods set forth in  
529 subsection (b) of this section. The legislative body of the town shall  
530 approve the decision to provide for such phase-in, the method by  
531 which it is accomplished and its term, provided the number of  
532 assessment years over which such gradual increases are reflected shall  
533 not exceed five assessment years, including the assessment year for  
534 which the revaluation is effective. If the legislative body is a town  
535 meeting, the board of selectmen shall approve such decision, method  
536 and term.

537 (2) The legislative body or board of selectmen, as the case may be,  
538 may approve the discontinuance of a phase-in of real property  
539 assessment increases resulting from the implementation of a  
540 revaluation, at any time prior to the completion of the phase-in term  
541 originally approved, provided such approval shall be made on or  
542 before the assessment date that is the commencement of the  
543 assessment year in which such discontinuance is effective. In the  
544 assessment year following the completion or discontinuance of phase-

545 in, assessments shall reflect the valuation of real property established  
546 for such revaluation, subject to additions for new construction and  
547 reductions for demolitions occurring subsequent to the date of  
548 revaluation and on or prior to the date of its completion or  
549 discontinuance, and the rate of assessment applicable in such year, as  
550 required by section 12-62a, as amended by this act.

551 (b) A town shall use one of the following methods to determine the  
552 phase-in of real property assessment increases resulting from the  
553 implementation of a revaluation:

554 (1) The assessment of each parcel of real property for the assessment  
555 year preceding that in which such revaluation is effective shall be  
556 subtracted from the assessment of each such parcel in the effective year  
557 of said revaluation, and the annual amount of incremental assessment  
558 increase for each such parcel shall be the total of such subtraction  
559 divided by the number of years of the phase-in term;

560 (2) The ratio of the total assessed value of all taxable real property  
561 for the assessment year preceding that in which a revaluation is  
562 effective and the total fair market value of such property as  
563 determined from records of actual sales in said year, shall be  
564 subtracted from the rate of assessment set forth in section 12-62a, as  
565 amended by this act, and the annual incremental rate of assessment  
566 increase applicable to all parcels of real property shall be the result of  
567 such subtraction divided by the number of years of the phase-in term;  
568 or

569 (3) The ratio of the total assessed value of all taxable real property in  
570 each of the following property classes for the assessment year  
571 preceding that in which a revaluation is effective and the total fair  
572 market value of such property in each class as determined from  
573 records of actual sales in said year, shall be subtracted from the rate of  
574 assessment set forth in section 12-62a, as amended by this act, and the  
575 annual incremental rate of assessment increase applicable to all parcels  
576 of real property in each such class shall be the result of such

577 subtraction divided by the number of years of the phase-in term,  
578 where such property classes are: (A) Residential property; (B)  
579 commercial property, including apartments containing five or more  
580 dwelling units, industrial property and public utility property; and (C)  
581 vacant land. In the event the assessor determines that there are no  
582 records of actual sales of real property in any such property class in  
583 said year or that the number of such actual sales is insufficient for  
584 purposes of determining a rate of increase under this subdivision, the  
585 annual incremental rate of assessment increase determined under  
586 subdivision (2) of this subsection shall be used for said property class.

587 (c) The assessment of any new construction that first becomes  
588 subject to taxation during an assessment year encompassed within the  
589 term of a phase-in shall be determined in the same manner as the  
590 assessment of all other comparable real property in said assessment  
591 year, such that the total of incremental increases applicable to such  
592 other comparable real property are reflected in the assessment of such  
593 new construction prior to the proration of such assessment pursuant to  
594 section 12-53a.

595 (d) Not later than thirty business days after the date a town's  
596 legislative body or board of selectmen, as the case may be, votes to  
597 phase in real property assessment increases resulting from such  
598 revaluation, or votes to discontinue such a phase-in, the chief executive  
599 officer of the town shall notify the Secretary of the Office of Policy and  
600 Management, in writing, of the action taken. Any chief executive  
601 officer failing to submit a notification to said secretary as required by  
602 this subsection, shall forfeit one hundred dollars to the state for each  
603 such failure.

604 Sec. 503. Section 12-117 of the general statutes is repealed and the  
605 following is substituted in lieu thereof (*Effective from passage and*  
606 *applicable to assessment years commencing on or after October 1, 2006*):

607 (a) The period prescribed by law for the completion of the duties of  
608 any assessor, board of assessors or board of assessment appeals may,

609 for due cause shown, be extended by the chief executive officer of the  
610 town for a period not exceeding one month, and in the case of the  
611 board of assessment appeals in any town in the assessment year  
612 [immediately following completion of a revaluation of all real property  
613 in such town and adjustment of the assessment list for such assessment  
614 year accordingly] in which a revaluation, pursuant to section 12-62, as  
615 amended by this act, is required to be effective, such period [may] shall  
616 be extended by said chief executive officer for a period not exceeding  
617 two months. Not later than two weeks after granting an extension as  
618 provided under this subsection, the chief executive officer shall send  
619 written notice of the extension to the Secretary of the Office of Policy  
620 and Management.

621 [(b) If, in the opinion of the board of assessment appeals and the  
622 chief executive officer, the number of appeals pending before such  
623 board is such as to preclude fair and equitable consideration of such  
624 appeals within the time restriction prescribed in this section, the  
625 Secretary of the Office of Policy and Management may, upon the  
626 request in writing of the board of assessment appeals approved by the  
627 chief executive officer, setting forth such opinion, authorize the  
628 assessors to assess all real estate according to the grand list in effect  
629 immediately prior to the grand list from which such appeals are taken,  
630 subject only to transfers of ownership, additions for new construction  
631 and reductions for demolitions. The grand list from which such  
632 appeals are taken shall then become the grand list for the assessment  
633 day next ensuing, subject only to such adjustments as are authorized  
634 by the board of assessment appeals, unless the town has, in the  
635 intervening time period, completed a revaluation of all real property in  
636 accordance with section 12-62.

637 (c) During any assessment year in which the provisions of  
638 subsection (b) of this section become applicable, the assessor or board  
639 of assessors shall, within sixty days of the date on which the Secretary  
640 of the Office of Policy and Management grants authorization, complete  
641 the grand list as required by said subsection. Each owner whose  
642 property valuation on such grand list has been increased above the

643 valuation of such property in the last-preceding grand list shall be sent  
644 an increase notice. The notice shall be prepared in the manner  
645 prescribed in section 12-55 and shall be sent not earlier than the date  
646 on which said secretary grants authorization and not later than the  
647 tenth day following the date on which the assessor completes the  
648 grand list as required by this subsection. If such increase notice is sent  
649 later than the time period prescribed in this subsection, such increase  
650 shall become effective on the next succeeding grand list. Any owner  
651 may appeal said valuation to the board of assessment appeals within  
652 thirty days of the date the notice was sent.]

653 (b) If, in the assessment year in which a revaluation is required to be  
654 effective, the Secretary of the Office of Policy and Management  
655 determines, on the basis of information provided, in writing, by the  
656 board of assessment appeals and the chief executive officer, that the  
657 number of appeals pending before such board is such as to preclude  
658 fair and equitable consideration of such appeals within the extended  
659 period of time provided under subsection (a) of this section, the  
660 secretary may authorize a postponement of the implementation of said  
661 revaluation until the assessment day next ensuing. If the secretary  
662 authorizes such postponement, the town shall not be subject to the  
663 penalty provisions of subsection (d) of section 12-62, as amended by  
664 this act. Upon receipt of the secretary's notice of authorization, the  
665 assessor shall revise the real property grand list for the assessment  
666 year with respect to which such postponement is applicable, to reflect  
667 assessments for such property effective in the assessment year  
668 immediately preceding. The real property grand list from which such  
669 appeals are taken shall then become the real property grand list for the  
670 assessment day next ensuing, subject only to transfers of ownership,  
671 additions for new construction, reductions for demolitions and such  
672 adjustments as are authorized by the board of assessment appeals,  
673 unless the assessor revalues all real property for said assessment day  
674 in accordance with section 12-62, as amended by this act. The  
675 secretary shall not grant an authorization to a town, pursuant to this  
676 subsection, in consecutive years.

677       (c) During any assessment year in which the provisions of  
678 subsection (b) of this section become applicable, the assessor or board  
679 of assessors shall, not later than thirty days after the date on which the  
680 Secretary of the Office of Policy and Management authorizes the  
681 postponement of revaluation, complete the grand list as required by  
682 subsection (b) of this section. An increase notice shall be prepared in  
683 the manner prescribed by section 12-55, and mailed, not later than the  
684 tenth day after the completion of said grand list, to each owner whose  
685 property valuation on said grand list increased above the valuation of  
686 such property in the last-preceding assessment year. Notwithstanding  
687 the provisions of section 12-112, any owner may appeal such increase  
688 to the board of assessment appeals not later than thirty days after the  
689 date of such notice. If the assessor or board of assessors fails to comply  
690 with the notice requirements in this subsection, any such increase shall  
691 not take effect until the next succeeding assessment date.

692       Sec. 504. (NEW) (*Effective from passage*) (a) If real property eligible for  
693 a grant or for reimbursement of a property tax or a portion thereof  
694 under the provisions of sections 12-19a, 12-20b, as amended by this act,  
695 and 12-129p of the general statutes, or any other provision of the  
696 general statutes, is located in a town that (1) elected to phase in  
697 assessment increases pursuant to section 12-62a of the general statutes,  
698 revision of 1958, revised to January 1, 2005, with respect to a  
699 revaluation effective on or before October 1, 2005, or (2) elects to phase  
700 in assessment increases pursuant to section 12-62c of the general  
701 statutes, as amended by this act, with respect to a revaluation effective  
702 on or after October 1, 2006, the assessed valuation of said property as  
703 reported to the Secretary of the Office of Policy and Management shall  
704 reflect the gradual increase in assessment applicable to comparable  
705 taxable real property for the same assessment year.

706       (b) If the legislative body of a town elects to phase in real property  
707 assessment increases with respect to a revaluation effective on or after  
708 October 1, 2006, pursuant to section 12-62c of the general statutes, as  
709 amended by this act, or pursuant to section 12-62a of the general  
710 statutes, revision of 1958, revised to January 1, 2005, with respect to a

711 revaluation effective on or before October 1, 2005, the grand list  
712 furnished, pursuant to section 7-328 of the general statutes, to the clerk  
713 of any district, as defined in section 7-324 of the general statutes, shall  
714 reflect assessments based upon such phase-in for each assessment year  
715 during which such phase-in is effective.

716 Sec. 505. Subsection (a) of section 7-328 of the general statutes is  
717 repealed and the following is substituted in lieu thereof (*Effective from*  
718 *passage*):

719 (a) The territorial limits of the district shall constitute a separate  
720 taxing district, and the assessor or assessors of the town shall separate  
721 the property within the district from the other property in the town  
722 and shall annually furnish the clerk of the district with a copy of the  
723 grand list of all property in the district after it has been completed by  
724 the board of assessment appeals of the town. If the legislative body of  
725 the town elects, pursuant to section [12-62a or] 12-62c, as amended by  
726 this act, to defer all or any part of the amount of the increase in the  
727 assessed value of real property in the year a revaluation becomes  
728 effective and in any succeeding year in which such deferment is  
729 allowed, the grand list furnished to the clerk of the district for each  
730 such year shall reflect assessments based upon such deferment. When  
731 the district meeting has fixed the tax rate, the clerk shall prepare a rate  
732 bill, apportioning to each owner of property his proportionate share of  
733 the taxes, which rate bill, when prepared, shall be delivered to the  
734 treasurer; and the district and the treasurer thereof shall have the same  
735 powers as towns and collectors of taxes to collect and enforce payment  
736 of such taxes, and such taxes when laid shall be a lien upon the  
737 property in the same manner as town taxes, and such liens may be  
738 continued by certificates recorded in the land record office of the town,  
739 and foreclosed in the same manner as liens for town taxes. The  
740 assessor or board of assessment appeals shall promptly forward to the  
741 clerk of the district any certificate of correction or notice of any other  
742 lawful change to the grand list of the district. The district clerk shall,  
743 within ten days of receipt of any such certificate or notice, forward a  
744 copy thereof to the treasurer, and the assessment of the property for

745 which such certificate or notice was issued and the rate bill related  
746 thereto shall be corrected accordingly. If the district constructs any  
747 drain, sewer, sidewalk, curb or gutter, such proportion of the cost  
748 thereof as such district determines may be assessed by the board of  
749 directors, in the manner prescribed by such district, upon the property  
750 specially benefited by such drain, sewer, sidewalk, curb or gutter, and  
751 the balance of such costs shall be paid from the general funds of the  
752 district. In the construction of any flood or erosion control system, the  
753 cost to such district may be assessed and shall be payable in  
754 accordance with sections 25-87 to 25-93, inclusive. Subject to the  
755 provisions of the general statutes, the district may issue bonds and the  
756 board of directors may pledge the credit of the district for any money  
757 borrowed for the construction of any public works or the acquisition of  
758 recreational facilities authorized by sections 7-324 to 7-329, inclusive,  
759 and such board shall keep a record of all notes, bonds and certificates  
760 of indebtedness issued, disposed of or pledged by the district. All  
761 moneys received by the directors on behalf of the district shall be paid  
762 to the treasurer. No contract or obligation which involves an  
763 expenditure in the amount of (1) ten thousand dollars or more in  
764 districts where the grand list is less than or equal to twenty million  
765 dollars, or (2) twenty thousand dollars or more in districts where the  
766 grand list is greater than twenty million dollars, in any one year shall  
767 be made by the board of directors, unless the same is specially  
768 authorized by a vote of the district, nor shall the directors borrow  
769 money without like authority. The clerk of the district shall give  
770 written notice to the treasurer of the town in which the district is  
771 located of any final decision of the board of directors to borrow money,  
772 not later than thirty days after the date of such decision. The district  
773 may adopt ordinances, with penalties to secure their enforcement, for  
774 the purpose of regulating the carrying out of the provisions of sections  
775 7-324 to 7-329, inclusive, and defining the duties and compensation of  
776 its officers and the manner in which their duties shall be carried out.

777 Sec. 506. Section 12-19b of the general statutes is repealed and the  
778 following is substituted in lieu thereof (*Effective from passage*):



779 Not later than April first in any assessment year, any town or  
780 borough to which a grant is payable under the provisions of section 12-  
781 19a shall provide the Secretary of the Office of Policy and Management  
782 with the assessed valuation of the real property eligible therefor as of  
783 the first day of October immediately preceding, adjusted in accordance  
784 with any gradual increase in or deferment of assessed values of real  
785 property implemented in accordance with section 12-62c, as amended  
786 by this act, [or subsection (e) of section 12-62a,] which is required for  
787 computation of such grant. Any town which neglects to transmit to the  
788 secretary the assessed valuation as required by this section shall forfeit  
789 two hundred fifty dollars to the state, provided the secretary may  
790 waive such forfeiture in accordance with procedures and standards  
791 adopted by regulation in accordance with chapter 54. Said secretary  
792 may on or before the first day of August of the state fiscal year in  
793 which such grant is payable, reevaluate any such property when, in  
794 the secretary's judgment, the valuation is inaccurate and shall notify  
795 such town of such reevaluation by certified or registered mail. Any  
796 town or borough aggrieved by the action of the secretary under the  
797 provisions of this section may, not later than ten business days  
798 following receipt of such notice, appeal to the secretary for a hearing  
799 concerning such reevaluation. Such appeal shall be in writing and shall  
800 include a statement as to the reasons for such appeal. The secretary  
801 shall, not later than ten business days following receipt of such appeal,  
802 grant or deny such hearing by notification in writing, including in the  
803 event of a denial, a statement as to the reasons for such denial. Such  
804 notification shall be sent by certified or registered mail. If any town or  
805 borough is aggrieved by the action of the secretary following such  
806 hearing or in denying any such hearing, the town or borough may not  
807 later than ten business days after receiving such notice, appeal to the  
808 superior court for the judicial district wherein such town is located.  
809 Any such appeal shall be privileged.

810 Sec. 507. Subsection (a) of section 12-20b of the 2006 supplement to  
811 the general statutes is repealed and the following is substituted in lieu  
812 thereof (*Effective from passage*):

813 (a) Not later than April first in each year, any municipality to which  
814 a grant is payable under the provisions of section 12-20a shall provide  
815 the Secretary of the Office of Policy and Management with the assessed  
816 valuation of the tax-exempt real property as of the immediately  
817 preceding October first, adjusted in accordance with any gradual  
818 increase in or deferment of assessed values of real property  
819 implemented in accordance with section 12-62c, as amended by this  
820 act, [or subsection (e) of section 12-62a,] which is required for  
821 computation of such grant. Any municipality which neglects to  
822 transmit to the Secretary of the Office of Policy and Management the  
823 assessed valuation as required by this section shall forfeit two hundred  
824 fifty dollars to the state, provided the secretary may waive such  
825 forfeiture in accordance with procedures and standards adopted by  
826 regulation in accordance with chapter 54. Said secretary may, on or  
827 before the first day of August of the state fiscal year in which such  
828 grant is payable, reevaluate any such property when, in his judgment,  
829 the valuation is inaccurate and shall notify such municipality of such  
830 reevaluation. Any municipality aggrieved by the action of said  
831 secretary under the provisions of this section may, not later than ten  
832 business days following receipt of such notice, appeal to the secretary  
833 for a hearing concerning such reevaluation, provided such appeal shall  
834 be in writing and shall include a statement as to the reasons for such  
835 appeal. The secretary shall, not later than ten business days following  
836 receipt of such appeal, grant or deny such hearing by notification in  
837 writing, including in the event of a denial, a statement as to the reasons  
838 for such denial. If any municipality is aggrieved by the action of the  
839 secretary following such hearing or in denying any such hearing, the  
840 municipality may not later than two weeks after such notice, appeal to  
841 the superior court for the judicial district in which the municipality is  
842 located. Any such appeal shall be privileged. Said secretary shall  
843 certify to the Comptroller the amount due each municipality under the  
844 provisions of section 12-20a, or under any recomputation occurring  
845 prior to September fifteenth which may be effected as the result of the  
846 provisions of this section, and the Comptroller shall draw his order on  
847 the Treasurer on or before the fifth business day following September

848 fifteenth and the Treasurer shall pay the amount thereof to such  
849 municipality on or before the thirtieth day of September following. If  
850 any recomputation is effected as the result of the provisions of this  
851 section on or after the January first following the date on which the  
852 municipality has provided the assessed valuation in question, any  
853 adjustments to the amount due to any municipality for the period for  
854 which such adjustments were made shall be made in the next payment  
855 the Treasurer shall make to such municipality pursuant to this section.

856       Sec. 508. (*Effective from passage*) The Secretary of the Office of Policy  
857 and Management shall develop recommendations to facilitate an  
858 assessor's use of questionnaires to obtain or verify information from  
859 real property owners, pursuant to the provisions of section 12-62 of the  
860 general statutes, as amended by this act. Such recommendations shall  
861 include, but need not be limited to, elements of a quality assurance  
862 program regarding responses to such questionnaires and requirements  
863 for fully inspecting real property when an assessor is not satisfied with  
864 the results of such program. Not later than January 1, 2007, said  
865 secretary shall submit such recommendations, in accordance with the  
866 provisions of section 11-4a of the general statutes, to the chairpersons  
867 and ranking members of the joint standing committee of the General  
868 Assembly having cognizance of matters relating to finance, revenue  
869 and bonding.

870       Sec. 509. Subsection (b) of section 12-129p of the general statutes is  
871 repealed and the following is substituted in lieu thereof (*Effective from*  
872 *passage*):

873       (b) In any municipality which, as of July 6, 1987, has deferred any  
874 part of the amount of increased assessed value of real property  
875 pursuant to subsection (e) of section 12-62a of the general statutes,  
876 revision of 1958, revised to 2005, the maximum benefit to which any  
877 homeowner shall be entitled pursuant to subsection (a) of this section  
878 shall be the amount to which such homeowner is entitled pursuant to  
879 sections 12-129b to 12-129d, inclusive, as amended, in the first  
880 assessment year in which no deferral of assessed value occurs, and no

881 maximum benefit shall be imposed in any year prior to such first  
882 assessment year in which no deferral occurs.

883 Sec. 510. Subsection (d) of section 4b-21 of the general statutes is  
884 repealed and the following is substituted in lieu thereof (*Effective*  
885 *October 1, 2006*):

886 (d) Upon approval of the proposed action of the Commissioner of  
887 Public Works by said secretary and board, said commissioner shall  
888 request approval of such action by [said] the joint standing committees  
889 of the General Assembly having cognizance of matters relating to state  
890 revenue and the purchase and sale of state property and facilities. [The  
891 committees shall approve or disapprove such action within fifteen  
892 days after receipt of the request.] Each committee shall have forty-five  
893 days from the date such request is received to convene a meeting to  
894 vote to approve or disapprove such action. If such request is  
895 withdrawn, altered, amended or otherwise changed, said  
896 commissioner shall resubmit such request, and each committee shall  
897 have forty-five days from the date of such resubmittal to convene a  
898 meeting to vote to approve or disapprove such action. If a committee  
899 does not act on a request or the resubmittal of a request, as the case  
900 may be, within that time, the request shall be deemed to be approved  
901 by the committee.

902 Sec. 511. Subsection (e) of section 32-9t of the 2006 supplement to the  
903 general statutes is repealed and the following is substituted in lieu  
904 thereof (*Effective October 1, 2006*):

905 (e) (1) Any taxpayer or fund manager, or community development  
906 entity wishing to make an investment under the provisions of this  
907 section shall apply to the commissioner in accordance with the  
908 provisions of this section. The application shall contain sufficient  
909 information to establish that the project in which the proposed  
910 investment will be made is an eligible industrial site investment project  
911 or an urban reinvestment project, as appropriate, and information  
912 concerning the type of investment proposed to be made, the location of

913 the project, the number of jobs to be created or retained, physical  
914 infrastructure that might be created or preserved, feasibility studies or  
915 business plans for the project, projected state and local revenue that  
916 might derive as a result of the project and other information necessary  
917 to demonstrate the financial viability of the project and to demonstrate  
918 that the investment will provide net benefits to the economy of, and  
919 employment for citizens of, the municipality and the state, and in the  
920 case of an eligible industrial site investment project, how such project  
921 will meet the standards of remediation of the Department of  
922 Environmental Protection. The commissioner shall impose a fee for  
923 such application as the commissioner deems appropriate.

924 (2) Not later than five business days after an application is filed  
925 under this section, the commissioner shall provide notice regarding  
926 such application to the speaker of the House of Representatives, the  
927 president pro tempore of the Senate and the chairpersons of the joint  
928 standing committee of the General Assembly having cognizance of  
929 matters relating to finance, revenue and bonding, and to the chief  
930 elected official of the municipality which may be affected by the  
931 project for which the application is being filed.

932 Sec. 512. Subsection (q) of section 32-9t of the 2006 supplement to  
933 the general statutes is repealed and the following is substituted in lieu  
934 thereof (*Effective October 1, 2006*):

935 (q) (1) Any tax credits approved under this section that would  
936 constitute in excess of twenty million dollars in total for a single  
937 investment shall be submitted by the Commissioner of Economic and  
938 Community Development to the joint standing committee of the  
939 General Assembly having cognizance of matters relating to finance,  
940 revenue and bonding prior to the issuance of a certificate of eligibility  
941 for such investment. [Said commissioner shall make a  
942 recommendation to the president pro tempore of the Senate and to the  
943 speaker of the House of Representatives regarding approval or  
944 disapproval of such project not later than thirty days after receiving  
945 such submission. If such submission is not disapproved by the House

946 of Representatives or the Senate, or both, within sixty days of the  
947 submission date, the commissioner may issue such certificate.] Said  
948 committee shall have forty-five days from the date such project is  
949 submitted to convene a meeting to recommend approval or  
950 disapproval of such investment. If such submittal is withdrawn,  
951 altered, amended or otherwise changed, and resubmitted, said  
952 committee shall have forty-five days from the date of such resubmittal  
953 to convene a meeting to recommend approval or disapproval of such  
954 investment. If said committee does not act on a submittal or  
955 resubmittal, as the case may be, within that time, the investment shall  
956 be deemed to be approved by said committee.

957 (2) While the General Assembly is in session, the House of  
958 Representatives or the Senate, or both, may meet not later than thirty  
959 days following the date said committee makes a recommendation  
960 pursuant to subdivision (1) of this subsection. If such submission is not  
961 disapproved by the House of Representatives or the Senate, or both,  
962 within such time, the commissioner may issue such certificate.

963 (3) While the General Assembly is not in regular session, the House  
964 of Representatives or the Senate, or both, may meet not later than  
965 forty-five days following the date said committee makes a  
966 recommendation pursuant to subdivision (1) of this subsection. If such  
967 submission is not disapproved by the House of Representatives, the  
968 Senate, or both, within such time, the commissioner may issue such  
969 certificate.

970 Sec. 513. Subdivision (2) of section 32-450 of the general statutes is  
971 repealed and the following is substituted in lieu thereof (*Effective*  
972 *October 1, 2006*):

973 (2) "Economic development financial assistance" means any grant,  
974 loan or loan guarantee, or combination thereof, or any tax credits  
975 approved pursuant to section 32-9t, as amended by this act, provided  
976 to a business for the purpose of economic development.

977 Sec. 514. Subsections (e) and (f) of section 12-62a and sections 12-

978 62h, 12-62i and 12-62k of the general statutes are repealed. (*Effective*  
979 *from passage*)"